

**REPORT FOR: Tenants', Leaseholders'
and Residents'
Consultative Forum**

Date of Meeting:	2 July 2014
Subject:	Homes for Harrow Update
Key Decision:	No
Responsible Officer:	Lynne Pennington Director of Housing
Portfolio Holder:	Cllr Glen Hearnden Portfolio Holder for Housing
Exempt:	No
Decision subject to call - in	No
Wards affected:	All
Enclosures:	None

Section 1 – Summary and recommendations

Summary and recommendations

This report gives an update on the Homes for Harrow Programme following completion of the estate regeneration feasibility studies in May 2014. A presentation of the proposals will be made at the meeting.

Comments are requested, particularly on how to improve resident involvement in future consultation events on projects within the Homes for Harrow programme.

Section 2 – Report

1. Introduction

Increasing the supply of housing, including affordable housing is a key priority. The Housing 30 year business plan sets out how we want to make best use of increased Housing Revenue Account (HRA) financial resources to be ambitious in the way we use our assets to develop our business, maintaining and improving our existing Council housing stock as well as building new affordable homes. We aim to involve residents in realising these ambitions every step of the way.

2. Options considered

- 2.1 Various options were considered for deciding the best use of housing assets and the different ways in which the Council could build new affordable housing. These were considered by Cabinet in June 2013 when approving the Affordable Housing programme to be taken forward.
- 2.2 The options considered for the infill programme were:
 - 2.2.1 Option 1, which was approved – the council build and owns new homes developed on existing council estates
 - 2.2.2 Option 2 – sites are disposed of on the open market to Registered Providers who build the affordable housing to the Council's specification, to which the Council would then have nomination rights.
- 2.3 For the estate regeneration studies, the following options were considered for each estate: Do nothing, complete redevelopment, potential for additional new homes on underused land and improvement works to existing properties to make them energy efficient. The preferred option for each estate is detailed in the body of the report.

3. Background

- 3.1 On 20 June 2013, Cabinet approved the first phase of an Affordable Housing Programme, now known as the Homes for Harrow Programme, to:
 - develop new housing for affordable rent and sale on vacant or under-utilised HRA land/assets such as garage sites, funded partly through the additional income being generated in the HRA as a result of self-financing and partly through other resources held by the Council specifically for the purpose of delivering additional affordable housing;
 - take forward detailed regeneration feasibility studies housing estates where an initial assessment indicated viable potential to develop additional new homes.

3.2 A financial assessment was carried out to see what capacity the HRA has to enable a new build affordable housing programme to be taken forward. The modelling suggested that the HRA could afford to develop up to 150 properties over the next 5 years by using a combination of S106 receipts, other capital receipts, RTB receipts and revenue contributions. There is already financial capacity to deliver around 50 new homes over the next two years. Once these new homes are completed immediate positive net cash flows will be generated for the HRA and this will contribute to increased balances over the 30 year period of the Housing Business Plan.

4. Infill Programme

a. PRP architects were appointed to draw up initial designs. These will be presented at the meeting. We are now moving on with the process of appointing architects to take forward Stage D+ design and submission of planning applications, undertaking detailed site surveys and investigations and tendering building contracts. Resident consultation will take place during the design and planning application process. The intention is to achieve start on site on the first new homes in Spring 2015. It should be noted that all of these sites present their own development difficulties and therefore it may be necessary to substitute other sites during the development process. The proposed programme to be taken forward to detailed planning application stage is:

Site/Scheme Address	Units	Tenure	Type
Binyon Crescent, Stanmore	2	Affordable Rent (AR)	2 bed bungalows
Chenduit Way, Stanmore	4	AR	4 bed houses
Grove Avenue, Pinner	7	AR	1,2,3 bed flats
Holsworth Close, North Harrow	4	AR	4 bed houses
Alexandra Avenue	11	AR	1,2,3 bed flats
Stuart Avenue, South Harrow	4	AR	3 bed houses
The Heights, Northolt	3	AR	1,2 bed flats
Amy Johnson Court	3	AR	1,2 bed flats
Moelyn Mews or Brookside Close	2	AR	3 bed flats or houses
Allerford Court, North Harrow	3	Shared Ownership (S/O)	3 bed houses
Atherton Place, Harrow	2	S/O	3 bed houses
Pinner Grove	2	S/O	3 bed flats
Stuart Avenue, South Harrow	3	S/O	3 bed houses
Total	50		

4.2 The following estates were included within the estate regeneration studies to establish the potential for a realistic and deliverable regeneration programme.

- a. Alexandra Avenue
- b. Amy Johnson Court
- c. Brookside Close
- d. George V Avenue
- e. Grange Farm estate
- f. Hazeldene Drive and Pinner Green flats
- g. Howard's and Deacon's Close
- h. Dickson Fold
- i. 301 Pinner Road

4.3 PRP architects were appointed in November 2013 to carry out the detailed feasibilities for each estate. In January, site visits were made by the officer/consultant team to each of the estates to confirm the opportunities for additional housing. Following that site visit, 301 Pinner Road and George V Avenue were removed from the list on the basis there was no potential for additional development.

4.4 Costed design options have been taken forward for the remaining estates. A key part of developing the options has been to involve residents in the process and two consultation events have now been held on each estate. Attendance at the consultation events varied as follows and was below the target set of 50% attendance. There is further work to do on improving consultation responses to future events:

- 1. Alexandra – 15 out of 133 properties = 11%
- 2. Amy Johnson – 7 out of 15 properties = 47%
- 3. Brookside – 24 out of 77 properties = 31%
- 4. Dickson – 8 out of 18 properties (at one event) = 31%
- 5. Grange Farm - 86 out of 282 properties = 30%
- 6. Howards & Deacons – 28 out of 84 = 33%
- 7. Hazeldene – 26 out of 106 = 26%

4.5 The outcome from the feasibility studies is set out in the table below:

Estate	Type of development (Subject to Planning, detailed legal, service information etc)	Potential additional new homes	Proposed future	Latest position
Alexandra Avenue	Infill	11 in infill blocks	Infill development potential to be aligned with capital programme	Plans being prepared for infill development, subject to flood risk assessment

Amy Johnson Court	Infill	3 in one small infill block	Infill development potential to be aligned with capital programme works	Plans being prepared for infill development
Brookside Close	Infill	11 (4 bungalows and 7 flats)	Infill development potential to be aligned with capital programme	Plans being prepared for development, subject to flood risk assessment
Grange Farm estate	Complete regeneration driven by need to replace existing homes in the long term	Replacement of existing 260 homes with c433 new homes and replacement community centre	Complete redevelopment once financial model established to support costs	Proposed further work to develop scheme, costings and delivery plan
Hazeldene Drive and Pinner Green flats	3 options considered: Complete regeneration, infill and major improvement of existing housing. Needs further	Proposals considered replacement of existing 123 homes with 177 new homes	Further feasibility required for partial redevelopment and comprehensive refurbishment	Planned capital works for 2014/15 to proceed while further analysis of investment needs over next 30 years compared to partial redevelopment.
Howards and Deacons Close	Complete regeneration or major improvement of existing homes	Proposals considered replacement of existing 84 homes with 147 new homes	further feasibility required for complete regeneration with comparison of the costs of this versus comprehensive refurbishment	Planned capital works for 2014/15 to proceed while further analysis of investment needs over next 30 years compared to redevelopment.
Dickson Fold	On hold for the time being pending investigation of complicated legal issues	Not applicable at the moment	On hold pending assessment of legal ownership position	A report is to be presented to Trustees of the land proposing regularising of the ownership position

5.0 Financial Implications

- 5.1 There are no specific financial implications arising from this report as it is a progress update. For information, at its meeting on the 20th June 2013 Cabinet approved expenditure from HRA reserves, HRA capital receipts and the Council's Affordable Housing Fund of up to £6.5m to fund the development of the First Phase Affordable Housing Programme. The estimated costs of this programme have increased for several reasons but sufficient funding is available in the HRA. Additionally a bid for additional support from the Government's Local Growth Fund has also been submitted.
- 5.2 At its meeting on the 17th July, Cabinet will be asked to approve the next steps including making additional funding available to enable the Grange Farm regeneration project to proceed.

6.0 Risk Management Implications

- 6.1 Risk included on Directorate risk register? Yes
Separate risk register in place? Risk registers are being developed for each scheme

7.0 Equalities implications

- 7.1 An Equality Impact Assessment was carried out for the Housing Strategy approved by Cabinet in April 2013. The development of additional affordable housing has an overall positive impact on a number of protected characteristics. Specific EQIA's will be carried out for projects such as the Grange Farm regeneration.

8.0 Corporate Priorities

- 8.1 The Homes for Harrow programme will contribute positively to the Council's vision for Harrow Working Together to Make a Difference for Harrow and the Council's priorities in the following ways:
- a. Making a difference for the vulnerable – building a range of new affordable homes including homes for those who are most in need.
 - b. Making a difference for communities – This work provides an opportunity to involve and engage both residents on estates and from the wider community in the development of new homes, the replacement of poor housing and improvements to the external environment.
 - c. Making a difference for local businesses – The procurement of contractors for the infill development programme provides an opportunity to encourage and support local, small to medium sized contractors in tendering for the work.

- d. Making a difference for families – building a range of new affordable homes with a significant proportion aimed at larger families and improving the worst social housing in Harrow. Other benefits flowing from these development programmes include the creation of apprenticeships, jobs and training opportunities to help those most in need, especially the young.

Section 3 - Statutory Officer Clearance

Name: Dave Roberts	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 19 June 2014		

Ward Councillors notified:	NO
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Section 4 - Contact Details and Background Papers

Contact: Alison Pegg
Housing Partnerships & Strategy Manager
Telephone: 020 8424 1933
Email: Alison.pegg@harrow.gov.uk

Background Papers:

Cabinet report 20 June 2013, Housing Business Plan 2013, consultation draft Asset Management Strategy, Proposals for a future Affordable Housing Programme, and Proposed Grants to Move scheme

<http://www.harrow.gov.uk/www2/documents/g61429/Public%20reports%20pack%20Thursday%2020-Jun-2013%2018.30%20Cabinet.pdf?T=10>

Cabinet report 10 April 2014 Affordable Housing Programme Update

<http://www.harrow.gov.uk/www2/documents/g61438/Public%20reports%20pack%20Thursday%2010-Apr-2014%2018.30%20Cabinet.pdf?T=10>